



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-366-5433

CASE NUMBER: PD14-17
DATE: August 14, 2014
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Residential Development

APPLICANT: Aria Development, L.L.C.
LOCATION: South side of W. Main Street and east of 48th Avenue S.W.
WARD: 3

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of a two-story loft single-family development. This property is currently zoned C-2, General Commercial District, and a change of zoning will be required to PUD, Planned Unit Development.

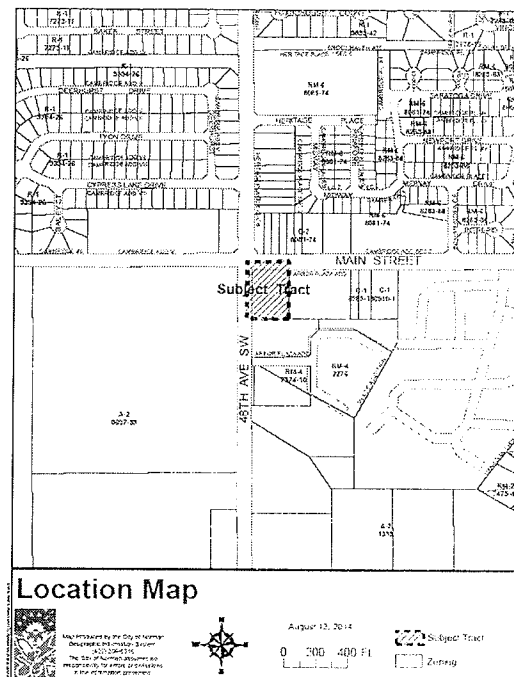
Please join us for a Pre-Development discussion of this proposal on Thursday, August 28 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Tom McCaleb, (405) 232-7715 during office hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 14-17

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Aria Development, LLC	ADDRESS 221 48th Ave NW Norman, OK 73072
EMAIL ADDRESS tom.mccaleb@smcokc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Tom McCaleb (405) 232-7715 BEST TIME TO CALL: During office hours

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____
 On the south side of W. Main St. and east of 48th Ave NW.

and containing approximately 2.13 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Existing property is zoned C-1 this application is to initiate a change to a PUD with use
 being two story loft single family units.

This proposed development will necessitate (check all that apply):

- ☒ 2025 Plan Amendment ☐ Growth Boundary
☒ Land Use
☐ Transportation
☒ Rezoning to PUD District(s)
☐ Special Use for _____
☒ Preliminary Plat West Main lofts (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☐ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☒ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: C-2

Current Plan Designation: Commercial

Concurrent Planning
Commission Review
Requested: _____

Received on:
8-8-14
at 4:00 a.m./p.m.

RECEIVED
AUG 08 2014

Planning & Community
Development

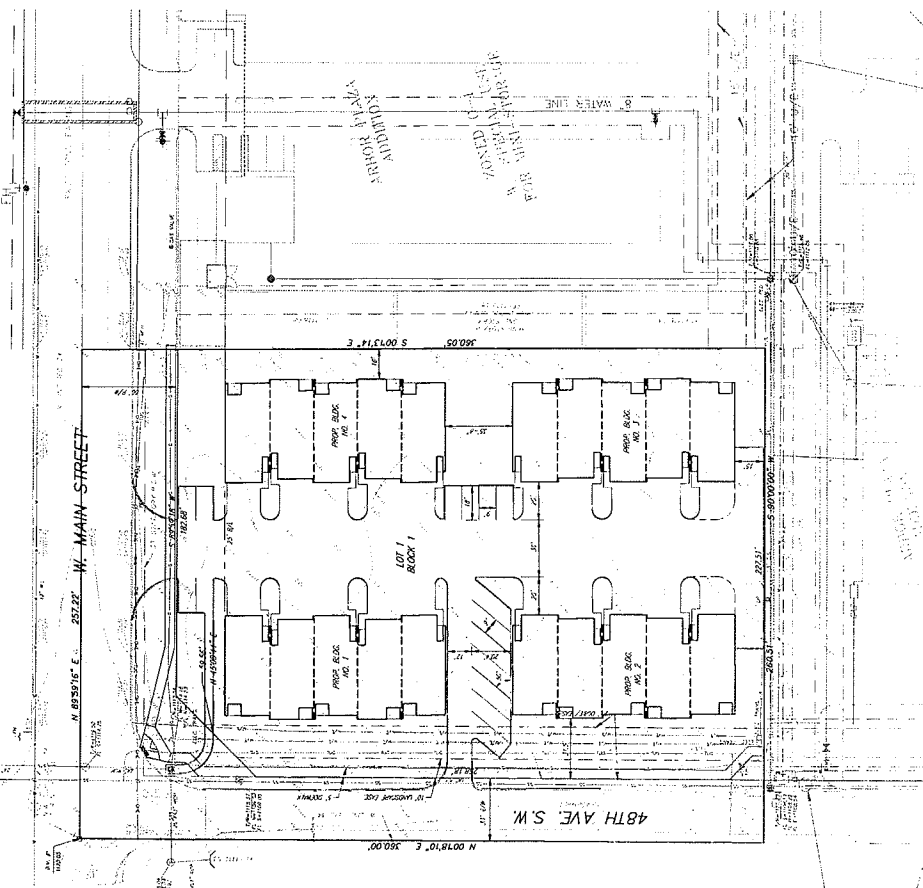
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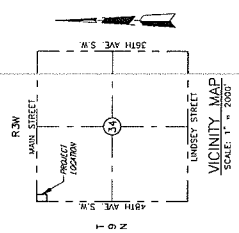
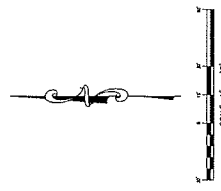
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PRELIMINARY DEVELOPMENT MAP
WEST MAIN LOFTS
 A PART OF THE N.W. 1/4 OF SECTION 34, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

HERITAGE PLATE II
 ALLOTION SECTION 34



IR - 11.7.29
 FL NTH = 1108.26
 FL STH = 1108.25
 20' PUBLIC 1/2"



WEST MAIN LOFTS 48th AVE. N.W. & MAIN STREET NORMAN, OKLAHOMA		SMC SMC Consulting Engineers, P.C. 1111 N. Main Street - Norman, Oklahoma 73061 Tel: 405-221-7173 Fax: 405-221-7183 Email: info@smc-engineers.com Website: www.smc-engineers.com	PRELIMINARY DEVELOPMENT MAP SHEET NO. 1
SMC CONSULTING ENGINEERS, P.C. IS AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, SEX, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, OR HANDICAP IN EMPLOYMENT, CONTRACTING, OR ANY OTHER BUSINESS OR PROFESSIONAL ACTIVITY.		PRELIMINARY DEVELOPMENT MAP SHEET NO. 1	